

Town of Camden  
Regular Planning Commission Meeting  
Camden Municipal Building  
March 20, 2013

**CALL TO ORDER**

Chairwoman Gray led attendees in the Pledge of Allegiance.

Chairwoman Gray called the meeting to order at 7:00 p.m. and noticed that this regular Planning Commission Meeting is being held in compliance with Delaware Open Public Meeting Act by posting the agenda on March 13, 2013, in the following manner:

- a. The electronic sign; and
- b. The Official Bulletin Boards; and
- c. The official Town of Camden Web Site.

Members Attending: Chairwoman Mary Ellen Gray, Commissioner Michael Schock, Commissioner Alfonso Torres Jr., and Commissioner Michael Johnson.

Commissioners Absent: Commissioner Sherry Goldsmith

Staff Attending: Town Manager Aaron Chaffinch, Town Clerk Jamie Fenske, Code Enforcement Officer Harold Scott, Jr.

**MINUTES**

Motion made by Commissioner Schock, seconded by Commissioner Torres to approve the minutes as written from the February 20, 2013 Planning Commission Meeting. All in favor; none opposed. (*Commissioner Goldsmith absent*)

**NEW BUSINESS**

*Tallman Dr, Tax map No. NM 7-02-103.00-01-03.00-000 & NM 7-02-103.00-01-04.00-000, Sunset Village. The applicant is seeking site plan review.*

Mr. Phil Tolliver, engineer for Morris and Ritchie Associates, Inc., representing Mr. Eric Dunn the developer, made a presentation.

Mr. Tolliver reviewed what has happened since the project began.

- In August of 2004 the property was annexed as R3.
- The original purpose was to be 240 age-restricted condos.
- In October of 2004 the preliminary plan was approved.
- Plats were recorded in June 2007.
- February 2008 construction started under Deldot permit for entrance road.
- Camden Wyoming Water and Sewer Authority built a 12 inch water main extended to property.
- In 2008 construction was put to a halt for economic reasons.

Chairwoman Gray asked if the community was going to be condominiums or rental apartments.

Mr. Tolliver stated that it was going to be strictly rental units.

Chairwoman Gray pointed out that on the notes section of the plans, it lists that there will be a homeowners association.

Mr. Tolliver specified that the management of the community would be in charge of maintaining the property, not a homeowners association.

Chairwoman Gray inquired if there would be a clubhouse and a tot lot.

Mr. Tolliver detailed that there would be a clubhouse, a tot lot, and a pool. There will be loading areas in front of all of the apartment buildings. With the new plans there will be more saved trees. Approximately 5.98 acres are required of open space and the plans currently show 18.7 acres.

Chairwoman Gray questioned what was being counted as open space.

Mr. Tolliver stated that the common grass areas and wooded buffer is included in the open space percentage.

Chairwoman Gray indicated that the open space is uncovered land with nothing built upon it. Recreational open space is different.

Mr. Tolliver showed pictures of a different community that has a similar look to what Sunset Village will have. He explained that the buildings will be three stories. They will have stone and siding on the outside. The clubhouse will include a workout area, bathrooms, and possible card tables and a meeting room.

Mr. Eric Dunn, owner of the property, came up to add to Mr. Tolliver's presentation.

Mr. Dunn explained that because of the financial collapse, the old proposal does not work anymore. He has looked at the market and the surrounding towns and sees a need for nice rental units.

Commissioner Schock asked if a community impact study has been completed.

Mr. Tolliver stated that a community impact study will be done.

Chairwoman Gray inquired if an environmental study has been done.

Mr. Tolliver explained that a wet land study was done and he will produce copies.

Chairwoman Gray questioned the landscaping because the plans do not meet the code requirements.

A motion to approve the site plan review was made by Chairwoman Gray, seconded by Commissioner Schock, with the following conditions:

1. Report from DNREC regarding the wetlands required.

2. Note or an overlay of the FEMA flood plain map required.
3. Landscape plan brought up to code and stamped by a landscape architect.
4. Open space amenities per section 240-36b and 240-36c must be provided and approved.
5. Architectural visuals of the building must be submitted.
6. Description of the building materials must be submitted.
7. A community impact study pursuant to section 240-11 must be completed.
8. Environmental impact study must be completed.
9. Signage plans must be submitted.
10. Notes page of submitted plans must be updated indicating the community shall be a lease community, and
11. Phase-in schedule required.
12. An update is required within a six (6) months' time frame.

All in favor, none opposed. (*Commissioner Goldsmith absent*).

#### **ADJOURNMENT**

At 8:36p.m., a motion was made by Commissioner Torres, seconded by Commissioner Schock to adjourn the meeting. All in favor; none opposed (*Commissioner Goldsmith absent*).

Respectfully submitted,  
Jamie Fenske, Town Clerk